



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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October 6, 2005

IN REPLY PLEASE

REFER TO FILE: **PJ-1**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**VENICE BEACH REFURBISHMENT PROJECT  
APPROVE APPROPRIATION ADJUSTMENT  
APPROVE REVISED PROJECT BUDGET  
AWARD CONSTRUCTION CONTRACT  
SPECS. 5386; C.P. 86469  
SUPERVISORIAL DISTRICT 3  
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND  
THE DIRECTOR OF BEACHES AND HARBORS THAT YOUR BOARD:**

1. Approve the enclosed appropriation adjustment (Enclosure D) in the amount of \$179,000 offset by revenue from the Vehicle License Fee Gap Loan Special Fund to fully fund the total revised project budget of \$5,938,302 for the Venice Beach Refurbishment project detailed in Enclosure A.
2. Find that Torres Construction is the apparent lowest responsible bidder; and award a construction contract to Torres Construction in the amount of \$3,515,900 for the Venice Beach Refurbishment project, funded by the General Fund and the Safe Neighborhood Parks Propositions of 1992 and 1996, subject to the satisfactory and timely completion by the contractor of a baseline construction schedule for the project and receipt by Public Works of acceptable and approved Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor.

3. Delegate to the Director of Public Works the authority to determine, in accordance with the applicable contract and bid documents, whether the contractor has satisfied the above conditions for contract award; authorize the Director to execute the construction contract, in the form previously approved by County Counsel, with Torres Construction; and establish the effective contract date.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS**

Approval of the recommended actions will allow Public Works to proceed with construction of the Venice Beach Refurbishment project.

On July 19, 2005, your Board adopted the plans and specifications and authorized advertising for construction bids. On August 25, 2005, five bids were received. Torres Construction, with a total bid of \$3,790,000, including \$3,520,000 for the base bid (inclusive of \$4,100 for development of a baseline construction schedule) and \$270,000 for the one additive bid alternate, is the apparent lowest responsible bidder. Since this bid is within 6 percent of Public Works' fair construction estimate of \$3,584,069, Torres Construction's bid is considered reasonable for the project scope of work. Based on the current market conditions, we do not anticipate receiving more favorable bids by readvertising the project. In addition, Beaches and Harbors is recommending that the additive bid alternate to construct a new playground at Washington Boulevard not be included as part of the project. Therefore, we are recommending that your Board award the contract to Torres Construction for the base bid subject to the satisfactory and timely completion by the contractor of a baseline construction schedule for the project and receipt by Public Works of acceptable and approved Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor. The bid results are summarized in Enclosure B.

The project consists of reconstruction of the comfort stations at Venice Boulevard and Washington Boulevard, expansion and renovation of the comfort station at Yawl Street, including a new accessible walkway connecting to the north Marina del Rey jetty, refurbishment of the parking lots and reconstruction of the parking kiosks at Rose Avenue and Venice Boulevard, demolition of the existing picnic shelter and construction of a picnic area at Washington Boulevard, construction of a permanent bike/skate rental concession building at both Rose Avenue and Venice Boulevard, and improvements to the drainage system at the lifeguard headquarters maintenance yard.

The project budget also includes refurbishment of the parking lot and reconstruction of the kiosk and bike/skate rental concession building at Washington Boulevard, which will be designed separately by RRM Design Group as part of the Supplemental Agreement awarded by your Board on July 19, 2005, and will be constructed separately using a Public Works Job Order Contract and/or another contracting strategy.

### **Implementation of Strategic Plan Goals**

These actions meet the County Strategic Plan Goals of Fiscal Responsibility and Children and Families' Well-Being as the proposed improvements will replace deteriorated facilities, increase public safety, expand recreational opportunities, improve the quality of stormwater runoff into the Santa Monica Bay, and enhance public beach access and quality of life.

### **FISCAL IMPACT/FINANCING**

The recommended construction contract with Torres Construction is for \$3,515,900. In addition, \$352,000 (10 percent of the contract amount) has been allocated for change orders in the construction budget.

The total project cost, including plans and specifications, plan check, construction, equipment/utility connection fees, consultant services, miscellaneous expenditures, and County services is currently estimated at \$5,938,302, which is \$2,593,302 more than the previously approved project budget of \$3,345,000. The increase includes an \$18,405 design contingency, \$76,862 in consultant services for materials testing and deputy inspections services, \$555,000 in construction costs associated with the additional Washington Boulevard improvements, \$1,527,853 to award the construction contract based on the bid received, and \$415,182 in County services for management and inspection during construction. The Project Schedule and Budget Summary are included in Enclosure A.

In light of rising construction costs currently being experienced throughout the construction industry, Public Works obtained an independent construction cost estimate prior to advertising for bids, which predicted a construction cost of \$3,584,069 for the project. Based on the independent cost estimate, an additional \$2,414,000 in net County cost was added to the project in the Fiscal Year 2005-06 Capital Project/Refurbishment Budget, bringing the total current appropriation for the project to \$5,759,000.

Approval of the enclosed appropriation adjustment will allocate an additional \$179,000, funded by the Vehicle License Fee Gap Loan Special Fund, in order to fully fund the project budget based on the bid received. Upon approval of the appropriation adjustment, the project will be funded by \$3,345,000 from the Safe Neighborhood Parks Propositions of 1992 and 1996, \$179,000 from the Vehicle License Fee Gap Loan Special Fund, and \$2,414,000 of net County cost.

### **Operating Budget Impact**

Following completion of the project, scheduled for November 2006, Beaches and Harbors anticipates no start-up and no additional operational costs.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard construction contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, Torres Construction is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees and shall require each subcontractor to notify its employees about Board Policy 5.135 (Safely Surrendered Baby Law), and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Torres Construction is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

## **ENVIRONMENTAL DOCUMENTATION**

On July 19, 2005, your Board found the project to be categorically exempt from the California Environmental Quality Act.

## **CONTRACTING PROCESS**

On July 19, 2005, your Board adopted the plans and specifications for the project and authorized advertising for bids. As indicated in the previous Board letter, an independent estimate placed the project's current construction cost, including the base bid and one additive alternate, at \$3,584,069. On August 25, 2005, five bids were received for the project. Torres Construction with a total bid of \$3,790,000, including \$3,520,000 for the base bid and \$270,000 for the additive alternate, was the apparent lowest responsible bidder meeting the criteria adopted by your Board. The bid results are summarized in Enclosure B.

On July 19, 2005, your Board authorized Public Works to execute a consultant services agreement with Torres Construction as the apparent lowest responsible bidder to prepare a baseline construction schedule for a not-to-exceed fee of \$4,100. As specified in the project specifications, the payment of \$4,100 was deducted from the overall construction contract bid.

As requested by your Board on February 3, 1998, this contract opportunity was listed on the Doing Business with Us website as shown in Enclosure C.

Torres Construction's Community Business Enterprise participation data and three-year contracting history with the County are on file with Public Works.

## **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

During construction, scheduled to begin in November 2005, there will be certain beach use limitations. In order to reduce adverse impacts to the public, the construction will be phased and scheduled to maintain a substantial level of service and access to the beach. Temporary facilities for public use will be provided during construction.

The Honorable Board of Supervisors  
October 6, 2005  
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**CONCLUSION**

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Beaches and Harbors, and Public Works.

Respectfully submitted,

DONALD L. WOLFE  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

STAN WISNIEWSKI  
Director of Beaches and Harbors

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Enc. 4

cc: County Counsel  
Department of Public Social Services (GAIN/GROW Program)  
Office of Affirmative Action Compliance (Ozie Smith)

October 6, 2005

**ENCLOSURE A**

**VENICE BEACH REFURBISHMENT PROJECT  
APPROVE APPROPRIATION ADJUSTMENT  
APPROVE REVISED PROJECT BUDGET  
AWARD CONSTRUCTION CONTRACT  
SPECS. 5386; C.P. 86469**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Award Design Contract	06/02/98*
Execute Design Contract	06/09/98*
Schematic Design	07/24/98*
Design Development	09/29/98*
Construction Documents	09/29/04*
Jurisdictional Approvals	01/27/05*
Construction Contract Award	10/18/05
Construction Start	11/08/05
Substantial Completion	11/02/06
Final Acceptance	12/28/06

\* Actual completion date

## II. PROJECT BUDGET SUMMARY

Budget Category	Board-Approved Project Budget	Impact of this Action	Revised Project Budget
Plans and Specifications	\$ 392,035	\$ 0	\$ 392,035
Washington Parking Lot Design	<u>93,560</u>	<u>0</u>	<u>93,560</u>
Total Architect/Engineer Contract	\$ 485,595	\$ 0	\$ 485,595
Design Contingency		\$ 18,405	\$ 18,405
Jurisdictional Review and Plan Check	\$ 18,641	\$ 0	\$ 18,641
Construction			
Construction Contract*	\$2,131,042	\$1,388,958	\$3,520,000
Change Order Contingency	213,105	138,895	352,000
Equipment/Utility Connection Fees	<u>23,000</u>	<u>0</u>	<u>23,000</u>
Total	\$2,367,147	\$1,527,853	\$3,895,000
Washington Parking Lot (Including kiosk and concession building)		\$ 555,000	\$ 555,000
Other Consultant Services	\$ 63,333	\$ 76,862	\$ 140,195
Miscellaneous Expenditures	\$ 16,590	\$ 0	\$ 16,590
County Services**	\$ 393,694	\$ 415,182	\$ 808,876
<b>TOTAL</b>	<b>\$3,345,000</b>	<b>\$2,593,302</b>	<b>\$5,938,302</b>

\* Includes \$4,100 consultant agreement for baseline construction schedule.

\*\* Includes increase due to extended project schedule during design phase.



October 6, 2005

**ENCLOSURE B**

**VENICE BEACH REFURBISHMENT PROJECT  
APPROVE APPROPRIATION ADJUSTMENT  
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AWARD CONSTRUCTION CONTRACT  
SPECS. 5386; C.P. 86469**

**BID SUMMARY**

**Description of Project:**

The project consists of reconstructing the comfort stations at Venice Boulevard and Washington Boulevard, expanding and renovating the comfort station at Yawl Street, refurbishing the parking lots at Rose Avenue and Venice Boulevard, demolishing the existing picnic shelter and constructing a picnic area at Washington Boulevard, constructing a permanent bike/skate rental concession building at both Rose Avenue and Venice Boulevard, and improving the drainage at the lifeguard headquarters maintenance yard.

The additive bid alternate to construct a new playground at Washington Boulevard will not be included as part of the project.

**Bid Opening Date:** August 25, 2005

**Bid Summary:**

The lowest bid was determined as the lowest total of the base bid plus the additive bid alternate.

<b>Contractor's Name</b>	<b>Lump Sum Base Bid</b>	<b>Additive Alternative No. 1</b>	<b>Total Bid</b>
Torres Construction	\$ 3,520,000	\$ 270,000	\$ 3,790,000
Mackone Development, Inc.	\$ 3,940,000	\$ 235,000	\$ 4,175,000
Mepco Services, Inc.	\$ 4,565,000	\$ 480,000	\$ 5,045,000
Stronghold Engineering	\$ 5,157,100	\$ 207,000	\$ 5,364,100
DJM Construction Co., Inc.	\$ 6,448,000	\$ 500,000	\$ 6,948,000

**Financial Information**

Public Works' fair construction cost estimate is \$3,584,069.

October 6, 2005

**ENCLOSURE C**

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**Bid Solicitation**

**Bid Number :** P100000048

**Bid Title :** Venice Beach Refurbishment Project

**Bid Type :** Construction

**Department :** Public Works

**Commodity :** Construction Service, General (Digging, Ditching, Road Grading, Rock Stabilization, etc)

**Open Date :** 7/26/2005

**Closing Date :** 8/25/2005 10:45 AM

**Bid Amount :** \$ 3,584,069

**Bid Download :** Not Available

**Bid Description :** Reconstruction of the comfort stations, refurbishment of parking lots, demolition of existing picnic shelter and construction of picnic area, construction of bike/skate rental concession building, and improvement to drainage at the lifeguard headquarters maintenance yard.  
This project requires a license classification of "A" or "B" at time of bid.  
Bid documents are now available for \$50 at the Department of Public Works, Cashier's Office, Mezzanine, 900 South Fremont Avenue, Alhambra, California 91803.

8/22/05, Notice to Bidders "A," deletes Project Manual Section 00300 and replaces with revised Section 00300; cleaning schedule language added to Project Manual Section 01500, Temporary Facilities.

**Contact Name :** Grace Stohs

**Contact Phone# :** (626) 979-5311 Ext: fax

**Contact Email :** [gstohs@ladpw.org](mailto:gstohs@ladpw.org)

**Last Changed On :** 8/29/2005 11:31:52 AM

October 6, 2005

**ENCLOSURE D**

**VENICE BEACH REFURBISHMENT PROJECT  
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**APPROPRIATION ADJUSTMENT  
(See Enclosure)**